150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"OAK BAY SOUTH"
This delightful 3-BEDROOM family home has a 25'x13' living room and fireplace, 12'x12' dining room, elec kit with separate breakfast nook. Drive-in garage. Grounds fully landscaped. Close to schools, shops, bus, etc. Quiet street. Full price $12,750
Phone S. SPAVEN EV 5-6741 or EV 4-7013.

"SUBURBAN MODERN WITH EXTRA LOT"
Buy this 3-bedroom home in the 4-mile circle that features hot-water oil heat, Granite barbecue grill (excellent for smoking your own salmon) and secluded sun deck over garage (sun worshippers, please note). The low down payment is just the price of the lot, only $1,500. Pick up your phone and call AKSEL PETERSEN, EV 5-6741 or EV 4-6571, and let's arrange to see it, and compare the value!

"UPLANDS OF SAANICH"
$94 PM INCLUDING TAXES.
Your opportunity to buy this two-year-old NHA home in a secluded treed location. Spacious entrance hall to large living room. Modern cabinet kitchen, adjoining dining room, three bedrooms, high full basement with oil heating. This home has all the qualities for executive living. For further particulars and appointments to view, phone C. L. (BUZZ) FRASER now at EV 5-6741 or EV 5-4335.

"BEEN LOOKING?"
In Oak Bay South, 1-year-old stucco bungalow with spacious rooms. Picture windows, 3 bedrooms, full high basement, roughed-in rumpus room, fireplace, roughed-in plumbing. Living room has mahogany wall and California sandstone fireplace. Adequate terms. Please call VERA PIPES, EV 5-6741 or OR 7-3632.

"REVENUE HOUSE"
Good location in city, 2 suites rented and one for owner. Full basement, drive-in garage, suitable for 3 cars, spotless property for only $10,500
Terms considered. Call STAN ROZYLO anytime, my pleasure to show it. EV 5-6741 or EV 4-6104.

$$ COMMON CENTS $$
Your common sense tells you to fix a dripping tap although it only WASTES WATER! How about paying rent? This WASTES MONEY AND you CAN do something about it! Phone JIM GOLBY at EV 5-6741 and see these LEAK STOPPERS which can be bought for as little as $500 down.

"OAK BAY"
$2,500 DOWN
Large 3-bedroom bungalow 1,300 ft., ample closet space, cosy living room, modern kitchen, dinette space. In excellent location. Stoker heat. Bal. $85 per month.
GORGE $1,000 DOWN.
Stucco 4-room bungalow, modernized with auto heat. Gas range. Bendix included. Good location, bal. at $75 per month. Please call TED CHARTRES EV 5-6741 or EV 5-5508.

"HIGH QUADRA" "CHEERFUL HOME"
A comfortable, good looking home with 3 bedrooms and spacious living room. A large cabinet kitchen with dining area to seat a family. Extra room in basement. Good district close to schools and transportation. A pleasure to show.
Full price $10,500
$2,500 down.
Phone HARRY HOBSON at EV 5-6741 anytime.

"1½ ACRES 2 BEDROOMS"
This fine house is in lovely rural district with real seclusion. Only 7 miles from town. Has good-size living room, 2 bedrooms, kitchen (wired). All hardwood floors. Utility room. Separate garage. Lots of water all year round. Only 3 years old.
Full price $8950
With $2,835 down. Phone HARRY HOBSON, EV 5-6741 anytime.

"$1500 DOWN"
You can't beat this 3-bedroom house, older of course but ideal for family. Quiet street and lovely area. Full price $8600
Particulars on request. VERA PIPES EV 5-6741, OR 7-3532.

"$1000 DOWN"
You will adore this cosy 4-room bungalow, lovely fireplace, living room has new wall-to-wall carpet and draw drapes are included. The Pembroke bathroom also has wall-to-wall carpet, and the entire house offers you charming living surroundings. Outdoor patio is a feature of the lawn and garden yard. You WILL buy this one if you hurry. Dial HOMER SMITH at EV 5-6741 or GR 7-1951 eves.

"ONLY $390 DOWN"
Yes—only three hundred and ninety down for a spotless house—2 bedrooms, large living room, family-size kitchen, pantry room, wash basins. Full price only $7800
Act fast — call STAN ROZYLO. EV 5-6741 or EV 4-6104 anytime.

"SPECIAL BUY"
Low down payment buys this good 5-room siding bungalow with basement. Balance $60 month. MRS. JOHNSTON, EV 5-6741, res. EV 2-5655.

"ONLY A FEW STEPS TO LAKE"
Bright and cheery bungalow with basement. 2 bedrooms, spacious family kitchen, wired for range. Living room and dining room, fireplace. This is a really lovely place, close to transportation and schools. IMMEDIATE POSSESSION. Good-size lot. Full price, easy terms $7750
Phone HARRY HOBSON at EV 5-6741 anytime.

"VICTORIA WEST"
2-BEDROOM HOME
Convenient to shop and transportation. Cabinet electric kitchen, utility. Partial basement with new automatic oil hot air furnace. Comfortable and warm. No steps. Terms can be arranged.
Full price $7500
Call FORD McBRATNEY EV 5-6741 or EV 3-0429.

150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD. EV 5-6741

"$1000 DOWN"
You will seldom be offered a duplex opportunity such as this. Separate baths, meters and heat are features usually found only in more expensive properties. Located near Jubilee Hospital on a street that assures rising values. See this immediately by phoning MRS. E. HARVEY at EV 5-6741, or EV 5-4368 eves. Full price only $6950

TAYLOR SPITTAL
821 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION.

BUILD NHA APPROVED LOTS AVAILABLE
FREE PLAN SERVICE
Please call Roy Green or S. Stephens at EV 4-9755 anytime

NHA IMMEDIATE POSSESSION 3 Bedrooms
LOCATION IS IMPORTANT and here we have a lovely home in one of Victoria's best. $2,275 cash to the large NHA mtg will buy this lovely home. This home will soon be occupied by a discerning buyer at the full price of $13,750
Please call Roy Green or S. Stephens at EV 4-9755 anytime

SLIGHTLY USED 3 BEDROOMS $1500 DOWN
Please call S. Stephens or Roy Green, EV 4-9755 anytime.

ESQUIMALT VACANT
Cute, 4-room bungalow in very good shape. Absent owners have instructed me to sell, so make offers on a cash-to-mortgage basis. Balance less than rent. So phone now to view.
S. Stephens, EV 4-9755, Roy Green anytime.

CITY $500 DOWN
Older-type family home, close in, for $500 down and payments only $60 per month. Consists of 3 bedrooms, dining room, living room and large kitchen.
Full price $4800
Call Glen Robertson, EV 4-9308, EV 4-0833.

HILLSIDE
Large 2-bedroom home in nice location. Large cabinet kitchen. Full cement basement. A good solid family home, over 1,200 sq. ft. of living space. Terms offers. Full price $8000
Call Bert Ralph, EV 3-8944, EV 4-9308.

HEISTERMAN

FAIRFIELD REVENUE
Triplex, each with separate bath and entrances. Oil hot water heating, in very good condition, close to bus, stores, etc. Reasonable down payment will be considered, priced to sell quickly
Asking $13,750
Mr. Hamilton, EV 3-4161, Eves. GR 7-1555

GORDON HEAD MUST SELL
Close to the sea, this modern 3-bedroom home with full high basement, rumpus room with fireplace is on large fenced lot. Reasonable down payment will be considered $15,250
Mr. Hamilton, EV 3-4161, Eves. GR 7-1555

REAL VALUE
This 8-year-old home has a large bright living room with fireplace, dining room, 2 bedrooms and electric kitchen on the main floor. Full high basement has a drive-in garage, large finished rumpus, laundry and furnace. On a good high lot in the city. Health reasons cause the sale so it is priced to sell, but needs substantial down payment.
FULL PRICE only $10,600
Mr. Gaddes, EV 3-4161, eves. EV 5-7619.
This is an exclusive with courtesy to other agents.

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street. EV 3-4161

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

GOOD VALUE HOME AND REVENUE
Well built 4-bedrm family home, close to school, bus and shops. Good spacious rooms, dble plumbing, full basement, piped furnace, dr-in garage, addition with 2 rooms at rear. Clear title. Ideal for family or two families. Good terms.
Asking $8750
P. Amas EV 3-7628, C. Phipps, EV 5-1707 evenings

GORDON HEAD RANCH TYPE
Almost new, lovely 6-rm stucco bungalow. LR 16x18 with FP, lge DR, cab kit, 4-pce bathroom, full basement, O-O-M heating, dr-in garage. A very fine home, clean and recommended. Generous terms.
Asking $12,950
Dirk Okker EV 5-9846 evenings

LOVELY LANGFORD BRAND NEW
You must see these lovely homes—$2,000 down—take your choice of these brand new homes. Build an equity for a mere down payment of $2,000. In a few years you can actually own one for the asking price is only
$6700
720 sq. ft., nice large kitchen and utility room, 2 bedrooms, large living room and car port. Ring me now; K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

$1000 DOWN
For this 5-room bungalow. Full price is $6950
for particulars please call Mrs. Ruth Squires, J. H. Whittome & Co. Ltd., EV 2-4255, res. EV 2-2269.

150 HOUSES FOR SALE

RANDALL'S LIMITED

FAIRFIELD 5 BEDROOMS
Substantial stucco home, large living room with fireplace, dining rm, 2 bedrooms, bathroom, cab elec kitchen and utility on main floor. Three bedrooms with wash basin up. Full basement, new low pressure oil unit. Front and back gardens in lawn. Separate garage. Full price with good terms $13,500

VIC. WEST 4 BEDROOMS
Older type home, completely renovated inside and out, living room, fireplace, dining room, one bedrm, cab kitchen and bathroom down, 3 bedrooms up. Immediate occupancy. HA furnace in part basement. Elec HW, nice lot and separate garage.
Full price $7350
With $1,250 down and easy monthly payments.
On two above, call Mr. Sudbury, Eves. GR 9-1906.

N.H.A. $2500 DOWN
Jubilee, city, new bungalow, three bedrooms, thru hall plan, "L"-shaped living room with dining area, nice fireplace, all oak floors, cab elec kitchen. Full basement, Oil-O-Matic heat, Dr-in garage. Only $2,500 down.
Price $13,750

$2500 DOWN NEAR SCHOOL
New bungalow, living room with fireplace, cab elec kitchen, two spacious bedrooms, 4-pce bath, full basement, oil heat, drive-in garage, one block to school.
Price $10,500
On two above, call Mr. Davis, Eves. EV 4-8614.

NEW HOMES
2 bedrooms, cabinet space-saver kitchen, oil heat.
Price $10,950
3 bedrooms, View Royal, large living room, cut stone fireplace $12,800
3 bedrooms, Lake Hill area. Built for contractor's own home. Price $15,500
Terms to be arranged

$750 DOWN BUNGALOW CLOSE TO SEA AND PARK
This older-type home is on a quiet street. Has large living room, large kitchen, three bedrooms. Nice garden with fruit trees.
Full price $5950
On these outstanding buys, phone Ken Lowndes, eves. GR 9-2151.

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking

COLQUITZ
2 bedrms and den plus large living room, modern kitchen, drive-in garage. Oil hot-water heat. $2,750 down, $80 per month.

COLQUITZ INTERURBAN
5-roomed home, excellent condition. Oil hot water heat, good garden, large lot. A home you would be proud of. Yours for $1,500 down and $85 monthly. Phone Alex MacLean for information and to view.
FRASER BISCOE
EV 3-9843 Evenings EV 3-7243

QUALITY
EVERYONE LIKES A QUALITY HOME. I'm limited here, as to how much I can tell you, but if you'll call I can give you a complete picture of this excellent property. FEATURING A BEAUTIFUL LIVING ROOM, DINING ROOM, LARGE CAB ELEC KITCHEN, ABOVE-AVERAGE BEDROOMS, COMPLETELY TILED 4-PIECE BATHROOM, FULL BASEMENT, O-O-M HEAT, WORKSHOP, GREEN HOUSE, FRUIT TREES, HIGH LOCATION
ASKING $13,950
For further information please call John Fidler, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

DUPLEX DISTRESS SALE
EXTREME ILLNESS FORCES SALE OF THIS TOP-NOTCH OAK BAY CONVERSION. EACH UNIT HAS 3 BEDROOMS, ELEC KITCHEN, LARGE LIVING ROOM. BUILDING IN EXCELLENT REPAIR. FULL BASEMENT, WIRING GOOD, DUROID ROOF, NEW SIDING. LARGE LOT, TOP LOCATION.
Asking only $12,000
For further information please call GEORGE SERIGHT at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

TOO SOON FOR PICNICS!
But if you buy THIS HOME you'll have plenty of ground to have your own picnics this summer. Just think—a modern stucco five-room, thru-hall home close to and with a glimpse of the sea, for only $12,500. If you want a living room with fireplace, dining room, electric kitchen, two bedrooms, 4-piece bathroom, full basement, automatic heating. Fully insulated and all in top condition. Paved driveway, lot 165x101 in natural and formal setting and low taxes, call now. (Terms).
F. Marconi, EV 2-8111, EV 4-6629

CANADA TRUST

OAK BAY
$11,800 — Delightful 10-year-old bungalow in superb condition. Contains living room, kitchen, 2 bedrooms and a cosy fifth room suitable for third bedroom or den. New Timkin oil furnace and copper hot water tank. Ideal home for retired couple as there are only a couple of steps. Velvety lawn, well chosen variety of flowers and shrubs and separate vegetable garden at rear with raspberries, strawberries and fruit trees. Act quickly as it should sell on sight. Phone me anytime at EV 4-8627. S. Hargrave, Realtor.

NEW NHA CARNARVON ST. completion 6 weeks. 1,100 sq. ft. Three bedrooms, full basement. Patterson-built. No agents. EV 2-2521, residence EV 4-7828.

150 HOUSES FOR SALE

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

4116 HAWKES N.H.A. - 5 ROOMS
FULL BASEMENT
OIL-O-MATIC
ABSOLUTELY THE FINEST BUY OFFERED ON THE MARKET TODAY! This 3-year-old home is absolutely immaculate inside and out. Features include lovely L-shaped living-dining rooms, smart kitchen with dining area, 2 good bedrooms. Plumbed for washer and dryer. Extra features included. Large 5¼% NHA loan. Drive by. Shown by appointment. Full price is $11,950
Exclusive with Herb Hodgson, EV 2-2101; Res. GR 9-2114

Glanford 4 New Homes 2 and 3 Bedrooms Full Basements
Priced from $10,700 to $12,950. These homes are situated amongst new homes in the Glanford area. All have full basements and Oil-O-Matic furnaces. Above-average construction. Early possession. You may choose plaster colors in two not finished. If you have a house to sell first, before buying, we can make arrangements. Full information from Herb Hodgson, EV 2-2101; res. GR 9-2114.

GORGE WATERFRONT OPPORTUNITY
REMEMBER the property you SHOULD have bought 5 yrs ago? Well FORGET IT—It's too late now. THINK of the property you should BUY NOW and sell 5 yrs from now. Here is a lot 100 wide by 700' deep. Subdividable into 3 large lots. There is a small secluded cottage for a couple to live in while they plan their waterfront home. Within the 3-mile circle and taxes $75.
FULL PRICE $11,500
Art Yells, EV 2-2101; res, EV 3-5039.

NEW - JUBILEE
$2450 DOWN
Spacious L-shape living and dining room, lovely fireplace with built-in bookshelves. Perfect mahogany kitchen, de luxe bathroom. 3 BR, hardwood floors throughout. Cor city lot on sewer close to all services. Monthly payments include taxes.
FULL PRICE $13,750
Please call F. Campbell, EV 2-2101; res. EV 4-5572.

BRAND NEW
Ready for occupancy. Five-room stucco bungalow in Quadra district. Full basement, drive-in garage and package unit Oil-O-Matic heating
Asking price only $10,500 (Terms)
Robert Mitchell, office EV 2-2101; res, EV 3-4473.

DICKIE & CO.
REALTY & INSURANCE
833 Fort St. EV 2-4312, EV 5-4334

80' GORGE WATERFRONT
Words are inadequate to describe this lovely home. 5 rooms plus 2-car garage under same roof, on beautiful landscaped lot bordering on Gorge water, excellent boating and swimming and a grand view. W-W carpets. Oil-O-Matic heating in full basement. Picture windows overlooking water. Every convenience for gracious living. Phone and see this for sure. Cash to handle only $6,000
Call Mr. Baird EV 5-4334, eves EV 4-0483, or Mrs. Weir EV 2-4312, eves EV 2-5501.

OPPORTUNITY CALLING
DR., DENT., BARB., BEAUT'N., ETC.
We have the ideal location for you in this modern stucco building on main thoroughfare. 2 large offices on street level (Each with its own suite). OHW heating. USE ONE—RENT ONE. (Tenant available with offer of $125 a month) SACRIFICED AT $15,000. TERMS
Call Mr. Baird EV 5-4334, Eves: EV 4-0483.

DUPLEX, 12% NET. SELF CONTAINED TOP CONDITION.
Full high basement.
4 rooms and bath up.
4 rooms and bath down.
2 hot-water tanks, 2 ranges.
Separate meters.
Live in one, rent the other.
Terms.
Only $10,800
Walter Amos, EV 4-6616.

WATERFRONT
Approx. 260 ft. 2.63 acres, offering seclusion with view of sea and mountains. 6-room, older-style home. ¾ basement. Also 4-room cottage, for own use or rental. Some 2 doz. fruit trees, excellent soil. Terms to responsible party.
Price $14,000
David Carmichael, res. EV 4-7308.

ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street EV 4-7341

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

EXCLUSIVE 2525 Scott St. MUST BE SOLD
Four bedrooms, living room, dining room and kitchen. Full basement; separate garage. Suitable for conversion, could be a real money-maker. Please see this without delay. Only $2,350 down, balance at $70 per month. Price $7850
Phone R. E. Hills, EV 5-3435; res, EV 3-6918.
P. R. BROWN & SONS LTD., 1112 Broad St., Victoria.

BRENTWOOD
3-BEDROOM N.H.A., $3,000 DOWN —Over 1 acre.
3-Bedroom, 2 acres, seaview, clear title. Terms to suit you.
4-Bedroom, 2½ acres, $3,500 down, terms easy.
Lot 100x300. Only $1,000.
See Brentwood Properties
Phone GR 4-1451

$2500 DOWN
BRAND NEW
Drive by 996-998 Londonderry and phone for inspection and to see. The best buy of the year. 3 bedrooms (L-shaped LR and DR). Full bsmt, oil heat, etc. (Excellent terms). L. H. Rands, EV 2-8980; office, EV 3-4117. Leach & Sparks.

150 HOUSES FOR SALE

C.N. Montague & CO. LTD.
1028 Blanshard at Fort EV 4-9318

ALBERT HEAD LOW DWN PAYMENT
5-rm bung with nearly 7 acres. Fenced, cleared. Ready for crop
Full price $11,950
Ruth E. Hutcheson, EV 4-9318 GR 8-3536

OAK BAY SOUTH
Modern stucco home with large, bright living room, separate dining room, hdwd floors, 2 bedrms, 4-pc bath. Wired for range. Full bsmt, oil heat, drive-in. Spotlessly clean. NEW ELEC STOVE AND FRIDGE INCLUDED. Well established garden with fruit trees.
Half cash. Price $12,950
Miss Preston, EV 4-9318, EV 3-7955.

Exclusive
FERNWOOD DISTRICT
4 large rooms, additional bedroom in basement. Neat, clean, comfortable.
Price $8500
Mr. Gleave, EV 4-9818, EV 3-4651.

AN IDEAL LOCATION
Close to all conveniences is this 3-bedroom house with large living room, electric kitchen with dining area. Full basement, oil heat, drive-in garage. Modern, under one-year-old and yet cheaper than most.
Only $12,000
with easy terms. O. W. Chretien EV 4-9318, EV 5-2598.

LOVELY SETTING
Choice 3-bedrm stucco bung, L-shape LR and DR, hardwood throughout. Full bsmnt, oil heat. High location, 3-mile circle with fine open view in the Blenkinsop-Cedar Hill area. Large lot, oak trees. Price (reasonable offers considered) $14,600
Call B. E. Porritt, EV 4-9318, EV 4-6159.

A. BERNARD & CO LTD
629 Fort Street EV 4-9335

HIGH QUADRA
A desirable stucco bungalow in a quiet location near bus line. An attractive LR with fireplace. Oak flrs. Thru hall to bright kit wired for range. Two very good-size bedrms and 4-pce bathrm. Full high bsmt with almost new package auto oil furnace. Immediate occupancy. Good terms.
Price $10,900
Call Mr. Francis, EV 4-9335, Res. GR 9-4810 or Mrs. McLean, Res. EV 4-6867.

GORDON HEAD OVER TWO ACRES
A lovely 2½ acres. A nicely located older home. Living room 24x15 with fireplace, large kit, dining room, three bedrooms and bath room. There is a barn. You may keep a horse.
Price $11,500
Please call Mr. Francis, EV 4-9335, evenings GR 9-4810.

$1000 DOWN
Why pay rent? We have a number of excellent homes from $6,000 to $9,000 with down payment only $1,000. Contact Mr. Murdock, phone EV 3-9040.

RANDALL'S LIMITED
SPECIALS
Fairfield de luxe six-room bungalow, oil heat, lovely garden, walking distance to city centre. The living room is 24 feet long, the master bedroom 16x16—aged 7 years. Being sold by a spotless housekeeper and must be sold this week because of illness. Asking price is $16,750
See this and make a reasonable offer.

MOUNT TOLMIE NEARLY $8950—NEW
On terms this is the best buy of the area. Good-sized living room, 2 bedrooms, oil furnace, no basement. An excellent home for two. Really you should see this. Terms.
Phone Mr. Randall, Evenings EV 2-5447

George Randall Ltd.
1309 Douglas St. Phone EV 4-8109

1 YEAR OLD $2500 DOWN
Smart 2-bedroom bungalow with attached garage in the fast-growing Howroyd Subdivision. 2 blks from new school and close to coming shopping centre. HW floors throughout, lge living room, dining area, cab kitchen, utility pkge, oil heating. Reasonable taxes. $2,500 down. Bal at $80 per month.
full price $10,900
To view call Mr. Clements, EV 5-3435 or EV 4-5467.
P. R. BROWN & SONS LTD. 1112 Broad St., Victoria

OAK BAY WILLOWS AREA
Well-constructed bungalow on nicely landscaped grounds. 5 rooms with full-size dining room. Full basement, oil heat, extra room and garage. Concealed stairs to two extra rooms up. A good buy with easy terms.
Full price $14,500
Mr. Amos, res. EV 2-9787

LEACH & SPARKS
EV 3-4117 1119 Blanshard St.

ONLY $9950
FULL PRICE. You will be absolutely pleased with this well located stucco bungalow. Only 9 years old and showing the loving care of ownership. Nicely landscaped corner lot, 4 large rooms with extra room in full basement and monthly payments are only $70 including taxes. You won't think twice on this one so call MRS. E. HARVEY right away at EV 5-6741 or EV 5-4368. Northwestern Securities of Victoria Ltd.

$900 DOWN
ACT FAST, 1200 Sq. Ft.
5-rm bungalow, new oil furnace, heavy wiring, drive-in garage. Full price $7900
Please phone Cliff Stretch at EV 5-6741 or EV 2-7436. Northwestern Securities of Victoria Ltd.

BETTER
Than no down payment on your lot—on our lot X down payment.
Old houses could be traded in for new ones. Call us to discuss things with you with no obligation to you.
KASAPI CONSTR. CO. LTD.
EV 5-5614

GORDON HEAD
A lovely setting for your dream home. Approx 1 acre nicely treed view property, could be divided into two choice lots if you desired. Asking $4,500. Exclusive. For further particulars call Boyd Hill at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

FOR HOMES IN GLENWOOD LANGford see Grant & Jenkins, your local agents. GR 8-1239 Langford.

150 HOUSES FOR SALE

BYRON PRICE
1314 QUADRA STREET

GORGE $11,750
Why not see this 2-bedrm, full basement auto heated home, good-size kitchen, separate DR, large LR. Located on sewer. This home is situated on a high beautiful landscaped lot, overlooking the Gorge. Close to all conveniences. To view call N. Krienke or M. Duff, EV 5-2458 anytime.

LEAVING TOWN FAMILY HOME $2675 DOWN
A nicely fenced lot with green lawns, garden and shrubs surround this 4-year-old, 3-bedroom home for you. Well constructed and tastefully planned with all leading modern fixtures. You will admire the Sooke Hills view from the kitchen. Full basement, O-O-M heat. Drive-in garage, wired for washer and dryer. 1st. mtge at 5¼%, name your own terms. 2 schools close for kiddies. Ideal family location. 7 days Doss. Do phone Bernard Shaw. A "must to see."
Asking $13,250
EV 5-2458.

$400 DOWN NO GIMMICKS
Yes, that is your total down payment required for LOT and HOUSE. We can build you an N.H.A. 3-bedroom home with a full basement, oil furnace and drive-in garage, if you can pay $129 P.M., including taxes, for a short period. Large lots available in choice areas.
For full details call EV 5-2458 for SAM PATERSON, EV 5-8952, and GORDON MARSHALL, GR 9-2725.

NEW NHA $2750 DOWN
This attractive 3-bedroom home will be ready to move in this week. Lovely location, on sewer and is 1,149 square feet. Has extra large kitchen with view. FP. $14,695
Jack MacKay, EV 5-2458; Res, EV 2-9644.

RITHET Consolidated Ltd.
EST. 1873 706 PORT ST.

5 ACRES
Gaze in the crystal ball and see your future if you're smart enough to buy these 5 acres and a lovely, 4½-roomed house. Think of the development that will take place in the Sidney area in the next few years and take advantage of this price on very good terms $12,700
MRS. LAVENDER
EV 2-7251 EV 5-6327

VICTORIA WEST
Older home on good fenced lot, quiet street. Large LR and DR, 2 bedrms, 3-pce bath. Elec kitchen and pantry, part bsmt. W and C furnace, extra room and storage upstairs. New wiring and plumbing, good workshop on property with cement floor and elec light. Taxes $84. $1,000 down. $7500
Full price
QUEENIE HADDOW
EV 2-4251 EV 4-3923

UP-DOWN DUPLEX JUBILEE
DOWN: Lge ent. hall, spacious LR. Den (or bdrm) with fireplace. Twin size bedrm. Kitchen and pantry, 3-pce bath. Rent $60. UP: 2 lge rooms and kitchen with DA, 3-pce bath. Rent $55. Both suites have oil ranges and oil heating. Sep. meters and entrances. Taxes $125. $10,500
Good terms
MRS. ANDERSON
EV 2-4251 EV 4-3923

2½ ACRES 3-MILE CIRCLE
Here is everything for a good family home. Lovely rancher style home surrounded in landscaped garden PLUS 1½ acres of pasture suitable for horse or poultry. Large LR and DR with fireplace, 3 bedrooms PLUS children's bedroom and playroom (450 sq. ft.). Auto oil heat. Garage AND carport. Good value
at $16,500
EV 2-4251 A. R. FOSTER EV 2-0722

HOLLICK REALTY (1958) LTD
CLARKE & WALLACE
1118 Quadra EV 5-8794

GOOD HOME ON A FINE LOT 4 BEDROOMS
Thru hall, living room with fireplace, dining room, elec cab kitchen with dining area. Tiled Pembroke bath. Full high basement, oil heat, plumbed for auto washer. Dr-in garage. Also separate workshop and garage 18x26. Lot is fenced and well landscaped. Owner transferred.
$13,300
Must sell.
Mr. Clarke, EV 5-8794, EV 2-6817

ESQUIMALT REVENUE
5 suites, 2 stores rented, excellent return on your $18,500 investment. For details call Mrs Peterson, EV 5-8794, GR 9-6858

JOHNSTON'S
ESTABLISHED 1903
1306 BROAD ST. EV 5-2471

HIGH QUADRA
One a nice high view location among the oaks is located this delightful 2-bedroom stucco bungalow, featuring through hall plan, hardwood floor in large living room, with open fireplace. The dining room is family size and the kitchen has ample cabinets. There is also a drive-in garage and basement with auto heat. To view this exceptional buy, call C. A. James, EV 5-2471, or evenings EV 2-6737. Your down payment may handle.

$800 DOWN 3 BEDRMS
Two new three-bedroom basement houses to be built in the Mt. View area. For further particulars, call E. J. Butler, EV 5-1232
Douglas Hawkes & Co., 817 Fort, EV 4-7128

FAIRFIELD REALTY
335 COOK STREET

ONLY $1000 DOWN
6-room home with full basement on quiet treed street in Fairfield, half block to bus and stores. Balance as rent at $60 per month.
Full price $7000
Please call Sid Bentley, EV 5-9765, eves. EV 2-6600.

FAIRFIELD—TERMS
Spotless home, choice location. Completely modernized, not new but beautifully done. Has charm and character. All large rooms, 5 down, 2 extra rooms up. Full bsmt. Easy terms. $10,900. Island Investment Co. Ltd. EV 4-7146. M. Warawa, res. EV 2-3088.

4 HOUSES FOR SALE AT PRESENT on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it, or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2385 Millstream Rd. GR 8-2076.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

HERE'S THE ANSWER
For those on a small pension or tight budget, this snug, 4-rm bung provides economical comfort. Just re-decorated, there's no bsmt, no steps. Large matching garage and high garden lot; on sewer, with low taxes. Second bedrm could be DR. Try $1,000 down and $75 per month. OIL RANGE INCLUDED.
$7,500
Mr. Love, EV 4-8124; res. EV 4-6036.

PRIVACY IN A PROFUSION OF DOGWOOD
Prettily set, nestling amidst meticulously-cared-for landscaping, this delightful bungalow on Santa Clara, overlooking Elk Lake and just off the Pat Bay Highway, is within the 7-mile circle. Thoughtfully planned and thoroughly well built 9 years ago, it provides 3 bedrooms. The living room is just lovely. Additional to a dining rm there is a good breakfast nook in the cheerful kitchen, which has exhaust fan and elec range included. The twin-sinked utility is plumbed for auto washer. The workshop and storage adjoining a sturdy carport is fully finished and insulated. For absolute enjoyment of this very appealing property, take advantage of early spring occupancy $16,500
Exclusive Listing.
EV 4-8124, Mr. Simpson res. EV 5-7369.

UPLANDS NEW LISTING AMONGST THE OAKS
This exceptional well-built, 9-roomed stucco home, situated on very large lot with tool shed, patio, etc. Entrance hall, lge living room, open fireplace, guest-size dining room, den, 24x24, FP, small sunroom; most attractive, fully electric, perfect kitchen with maid's room; 3 full-size bedrooms, rumpus room with fireplace in basement. Hot-water oil heating. Double garage. THIS HOME IS IN PERFECT CONDITION and is a treat to show clients. It will pay you to make an appointment to see this lovely home. Contact Mr. Hepburn, EV 3-7039, EV 4-8124 office.

BRENTVIEW SUBDIVISION Sea View Property
We suggest you drive by this delightful area and pick your lot before they are all taken. Only three lots left out of 29. 75' frontage by 140' deep, all cleared, no stumps or rocks, good drainage, light, water and phone available. Located on Verdier Avenue (on your way to the ferry). LAST THREE LOTS, ONLY $1000 each. Terms arranged. NHA possibilities. EXCLUSIVE. W. Woodley, EV 4-8124, res. EV 4-3916.

$1000 DOWN
(OR OFFER)
Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

$15,500
Delightful English cottage style, two-bedroom home in the Gordon Head area. This overlooks the straits and has a marvelous unobstructed view. Good-sized living room, with fireplace, den, dining area. Modern cabinet kitchen and two good-sized bedrooms. Large utility and workshop and double garage. Oak floors throughout. Hot-water heat. Beautifully planted and landscaped $15,500
Mrs. Kirkpatrick, EV 4-8124, res. GR 4-1972

MILLION DOLLAR VIEW OAK BAY DUPLEX
Six-room suites with two bathrooms plus 3-room, self-contained suite; view of San Juan Straits. Must sell, $5,000 will handle.
Jack Brown, EV 4-8124; res. EV 4-4976 eves., or Jack Middleton, GR 9-4327 res.

LAKE HILL 1275 REYNOLDS RD.
This 4½-room stucco bungalow consists of large living room with fireplace, family-size kitchen wired for range, separate serving entry with sink and lots of cupboards, central hall, 2 double bedrooms and 4-piece Pembroke bathroom, full cement basement with drive-in garage and automatic oil package unit, elec hot water; nice sunporch. Located near bus, stores and schools. Low taxes. Very easy down payment and balance like rent.
Full price $9950
Call Jack Middleton, GR 9-4327 res., or Jack Brown, EV 4-4976 res.; office EV 4-8124.

CALL OUR NHA DEPARTMENT
for a discussion of the possibilities of trading your equity in present home or property on a new NHA home Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now. EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton GR 9-4327

STEWART CLARK & CO.
608 Broughton St. Phone EV 5-2481

SPACIOUS—4 BEDRMS LOW DOWN PAYMENT HANDY TO SCHOOLS
Attractive 7-room stucco bung, through hall plan, 20x15 LR, lge DR, elec kitchen with loads of cupboards and dining area. 2 bedrms and 4-pc bath, inlaid oak floors. Concealed stairway to 2 bedrms. Full bsmt, playroom, workshop, garden, etc. Copper piping. On sewer. Oil heating and elec domestic hot water supply. Must be sold. Quick possession. Asking $13,700
EV 5-2481 Mrs. Elliott EV 3-9893
EV 5-2481 Mr. Lukey GR 7-2040

THE ROYAL TRUST CO.
Ten Mile Point area, 2920 Sea View Road. Large, attractive, 6-room stucco bungalow with a shake roof. Consisting of a through hall, large living room, guest-size dining room, cabinet kitchen, 2 bedrooms, one twin-size; also den or third bedroom. Attached garage. Electric heating. Property approx. 107'x350'.
Price $14,900
Mr. Coles
THE ROYAL TRUST COMPANY
1205 Government St. EV 3-4126
Evenings EV 2-8752

JAMES BAY—CLOSE IN
Close to Beacon Hill Park, bungalow with 2 large rooms (cabinet kitchen wired for range), bathroom, hall, etc. Cash to handle $500. Full price only $4,200 or trade for mortgage. Call Wess Dickie, EV 2-4312, eves. EV 3-5640. Dickie & Co. Realty, 833 Fort Street.

ROLSTON HEIGHTS—CHOICE 3-bedrm basement home of distinction. Top quality and value. Full basement, Oil-O-Matic heat. High location. Only the best. $4,500 down at $14,950. R. Harris, EV 2-4255 anytime. J. H. Whittome & Co Limited.

150 HOUSES FOR SALE

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

COLWOOD 4 Rooms, Built 1957
Cute modern stucco. Ideal for retired couple or small family. No basement, circulating oil heater; kitchen range stays. Situated among fine homes near Colwood golf course. Terms to be arranged. Full price only $8500
Mr. Pearce or Mr. Hill, Res., EV 5-4621 or EV 3-7585; Office, EV 5-8771

GORDON HEAD FINE HIGH LOCATION
MODERN STUCCO, 3 bedrooms, LR 18x15, DR 8x11, full basement, OOM heating. A dandy spot to raise your family. Taxes $158. Down payment $3,800. Full price $13,000
Mr. Hill, EV 5-8771; Res., EV 3-7585

572 JOHN STREET 6 Rooms, 1 Floor
This house has just been rewired and is in fair condition throughout. Lot 60x129. Immediate possession. Owner leaving town, must sell and is open to OFFERS. Act quickly. Mr. Hill EV 5-8771, Res EV 3-7585.

SPRING SPECIAL
High and quiet, near Cedar Hill golf course. Lovely large living room with FP, full wall bookcase, good dining room, cab elec kit with nook, 2 large bedrooms, entrance hall, 4-pc bathroom, full cement bsmt with panelled rumpus room with fireplace. OOM hot water heat. Lovely lot. Sep garage. BARGAIN PRICE with terms $12,650
Cec Pearce, EV 5-8771; Res., EV 5-4621

FERNWOOD-HAULT